

WARRANTY DEED
Statutory Short Form
037760

TRANSFER
TAX
PAID

We, Kenneth L. McGuffin and Sheryl A. McGuffin of Waterville, Kennebec County, State of Maine, for consideration paid, grant to Clinton P. McEachern, Jr. of Winslow, Kennebec County, State of Maine, whose mailing address is 27 Halifax Street, Winslow, Maine 04901, with Warranty Covenants, the land in Waterville, Kennebec County, and State of Maine, bounded and described as follows; to wit:

A CERTAIN lot or parcel of land situated in Waterville, County of Kennebec and State of Maine, bounded and described as follows, to wit:

COMMENCING at a point on the easterly line of Central Avenue, and in the southwesterly corner of premises occupied by one Thomas Bourgoïn; thence in a general easterly direction along the southerly line of premises of Thomas Bourgoïn for a distance of one hundred twenty (120) feet, more or less, to a point; thence in a general southerly direction in a line parallel to and one hundred twenty (120) feet distant from the easterly line of Central Avenue sixty (60) feet to a point; thence in a general westerly direction in a line parallel to the northerly line of the within described premises a distance of one hundred twenty (120) feet, more or less, to a point situated on the easterly line of Central Avenue; thence in a general northerly direction along the easterly line of Central Avenue a distance of sixty (60) feet.

MEANING and intending to convey hereby Lot #31 as designated on the City of Waterville Tax Maps drawn by James W. Sewell Company and being Lot #45 on a Plan of land of Mark T. Claffin drawn by J. H. Burleigh, C. E., June 4, 1914.

ALSO another certain lot or parcel of land situated in Waterville, County of Kennebec and State of Maine, bounded and described as follows, to wit:

COMMENCING at a point or iron pin set in the ground on the easterly side of Central Avenue, so-called, said point or iron pin being situated fifty (50) feet from the northwesterly corner of that land or lot known as Lot No. 37 on a Plan of Nearer Heights Building Lots made for Harvey D. Eaton in or about the year 1920, and being the northwesterly corner of that premises described in a certain mortgage deed from Lucille V. Clark to the Waterville Savings Bank dated August 2, 1963 and recorded in the Kennebec County Registry of Deeds in Book 1312, Page 30; thence running easterly along the southerly line of land now or formerly of Rachel L. Pinnette, n/k/a Rachel L. Cates, one hundred seven (107) feet to a point or iron pin set in the ground; thence turning and running southerly, twenty-five (25) feet to a point or iron pin set in the ground; thence parallel with the southerly line of Rachel L. Cates, to a point or iron pin set in the ground on the easterly side of Central Avenue; thence turning and running northerly along the easterly side of Central Avenue, twenty-five (25) feet to the point or iron pin first begun at.

BEING all and the same premises acquired by Kenneth L. McGuffin and Sheryl A. McGuffin by Warranty Deed from Fred J. Bush and Deborah J. Bush dated July 26, 1984 and recorded in the Kennebec County Registry of Deeds in Book 2717, Page 21.

WITNESS our hands and seals this 5 day of OCTOBER 1993.

Signed, Sealed and Delivered
in the presence of:

Julie A. McGuffin

Richard L. Boire

Kenneth L. McGuffin 9/22/93
Kenneth L. McGuffin

Sheryl A. McGuffin 10/5/93
Sheryl A. McGuffin

STATE OF MAINE ~~NEW HAMPSHIRE~~
COUNTY OF KENNEBEC STRAFFORD

Dated: OCTOBER 5, 1993

Then personally appeared the above named Kenneth L. McGuffin and Sheryl A. McGuffin and acknowledged the foregoing instrument to be their free act and deed.

Before me,

MY COMMISS EXPIRES: 7/16/96

Richard L. Boire
Notary Public
Print Name RICHARD L. BOIRE



RECEIVED KENNEBEC RG.

1993 OCT -6 AM 10:52

ATTEST: *Richard L. Boire*
REGISTER OF DEEDS